

MEETING REPORT NO. 12

PROJECT: **Town of Needham Downtown Study**

DATE: 11 May 2007

LOCATION: Needham Public Library

PRESENT: Downtown Study Committee (DSC)

Kate Fitzpatrick	Town Manager (partial)
Jack Cogswell	Board of Selectmen
Jerry Wasserman	Chairman, Board of Selectmen
Bob Smart	Cochair, DSC Committee
Moe Handel	Cochair, Planning Board
Lee Newman	Planning Director
Nicole Bourassa	Assistant Planner
Joyce Moss	Economic Development Officer
Mark Gluesing	Design Review Board
Peter Fugere	Needham Housing Authority
Kathy Lewis	Needham Business Association (partial)
Paul Good	Chair, Needham Community Revitalization Committee
John Edgar	Economic Development Advisory Committee
Jeanne McKnight	Planning Board & League of Women Voters
John J. McQuillan	Business Owner
Bob Hentschel	Property Owner
Peter Friedenberg	Citizen at Large
Needham Department of Public Works	
Tony Del Gaizo	Town Engineer
DiNisco Design Partnership (DDP)	
Kenneth DiNisco	
Jon Oxman	

1. PURPOSE

- 1.1. The purpose of this meeting was to continue review of the preliminary conceptual massing plan and alternative development scenarios started at the previous meeting (Meeting Report #11). See attached presentation and markups.

2. CONCEPTUAL MASSING PLAN

- 2.1. Discussion continued from the previous meeting on the appropriate density / building height for Downtown as noted below:
- 2.2. Town Common Spatial Characteristics – Comparison of the Town Common to other town common / pocket park examples:
 - Natick Common – Although half the size of Natick, Needham Town Common is better framed by buildings around it and benefits from a stronger relationship to Town Hall than Natick's Common does to significant adjacent buildings.
 - Post Office Square – This pocket park is twice the size of Needham Town Common. This is a successful park, a pleasant space to be in and is surrounded by buildings ranging from 6 to 20 plus stories. Post Office Square's purposeful layout for the enjoyment of its users was compared to that of Needham's Common which could benefit from similar improvements to attract more activities.
 - Historic Needham Circa 1900 – A historical, aerial rendering of the Town Common shows there were significant buildings surrounding the Common in this era, including the First Parish Church and the Kingsbury block of 3 1/2 story buildings. A photo of Kingsbury Block demonstrates that buildings of this height can compliment the village environment, if appropriately detailed to provide needed scale to the streetscape environment.
- 2.3. Building Height – Diagrams of building heights were discussed.
 - Typical Building Heights – A flat roofed, 4-story building – 48 FT, 3-story building – 37FT, 2-story building – 25 FT.
 - Town Common / Town Hall Cross Sections – These cross sections showed the relative heights of Town Hall to other buildings surrounding the Common. The height to the eave of Town Hall is 36 FT.
 - Cupolas – It was pointed out that the ability to see cupolas on Town Hall and churches in town is another example of a quality of the desired village environment and should be protected in establishing heights.
- 2.4. Appropriate Height Around Surrounding Town Common – Based on the discussion above there was general agreement that buildings around the Town Common (And also along Highland Avenue, Chapel Street and Great Plain Avenue extending a couple blocks beyond Town Common) could be up to three stories with a vertical wall which would be no higher than the Town Hall vertical wall. There could be an additional fourth story that is detailed under a pitched roof or alternatively set-back from the wall below. See attached presentation markup, page 10.

3. ALTERNATIVE DEVELOPMENT SCENARIOS

- 3.1. Theatre Block – The developer of the Theatre Block parcel, Ken Macken, contacted DiNisco Design regarding the Downtown Study and discussed with Jon Oxman what he was considering for the redevelopment of this site: a three or preferably four-story mixed-use, retail, residential project. Based on this discussion, Alternative Scenarios were prepared. See presentation, Theatre Block Scenarios # 3 and 4. Kate Fitzpatrick commented that she would like to see a higher building fronting Great Plain rather than the Developer's intention of keeping the existing one-story building here.
- 3.2. North of Town Hall – There was general discussion for the rest of the block occupied by Town Hall to the North. A possibility is to put a Town Hall annex immediately to the north of Town Hall as studied in the Facility Master Plan. There was discussion that it was desirable for the gas station at the northern end of this block to be eventually removed and replaced with another use or open space.
- 3.3. Discussion of Alternative Development Scenarios will be continued at the next meeting.

4. CHESTNUT STREET BUSINESS DISTRICT

- 4.1. Current zoning for this district allows for maximum 2 1/2 story (35 FT) / 0.70 FAR maximum (No maximum lot coverage requirements). The Medical Overlay District, located mostly in the Chestnut Street Business District, allows for maximum 55 FT / 1.00 FAR maximum exclusive of parking garage space (No maximum lot coverage requirements).
- 4.2. East Side of Chestnut Street to Residential District – It was proposed that the maximum building height could be four stories on this side due to the larger size of the parcels. DSC members expressed concern here about four stories adjacent to the residential district to the east.
- 4.3. West Side of Chestnut Street to Tracks – The proposed density on this side is three stories. See presentation.
- 4.4. Additional Pedestrian Connection – Jeanne McKnight pointed out that it might be possible to have an additional pedestrian connection from Chestnut Street to the residential area immediately west of the train tracks, at the southern end of this Sub-Study Area. The train tracks here began rising above the surrounding grade which may make it feasible to have a pedestrian underpass.

5. ALTERNATE TRAFFIC ROUTES AROUND DOWNTOWN

- 5.1. A map was presented that showed the designated throughways in Needham. In considering the impact of redevelopment Downtown, those throughways that bypass Downtown, may absorb some of the volume of traffic that would otherwise go through Downtown.

6. SIGNALIZATION AT TRAIN CROSSINGS

- 6.1. Jeanne McKnight reported that signalization at train crossings in Needham is being considered by the Transportation Committee for the purpose of restricting trains from blowing their whistles. There are four locations being considered: West Street, May Street, Oak Street and Dedham Avenue. The crossings at May Street and Oak Street are in the Study Area. If the signals and gates at a crossing are upgraded, train regulations allow a train to go through the crossing without blowing its whistle. The signal / gate upgrade costs \$200,000 per crossing. Paul Good questioned if this was the best investment when it might be possible to restrict the train whistle noise by a policy change rather than new equipment.

7. NEXT MEETINGS

- 7.1. The DSC will meet in the Selectmen's Meeting Room at Town Hall at 7:30 **PM** on Wednesday 23 May 2007. The purpose of this meeting will be to discuss preliminary design / density guidelines and continue review of alternative development scenarios.
- 7.2. The meeting originally scheduled for Wednesday 06 June 2007 has been **RESCHEDULED** to 7:00 **PM** Thursday 07 June 2007, to be held in the Selectmen's Meeting Room at Town Hall.
- 7.3. A contingency meeting has been added, to be held in the Selectmen's Meeting Room at Town Hall. This meeting will be held if needed for the Community Workshop.
- 7.4. The second Community Workshop will be held in the evening on Monday 18 June 2007, to be held at Broadmeadow School.

The discussions of this meeting are recorded as understood by the writer. Please advise the writer of any omissions or corrections.



Jon Oxman AIA
DiNISCO DESIGN

JAO/

cc: DSC
Kenneth DiNisco
Richard Rice

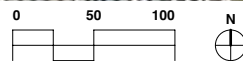
Enclosure: 1. Presentation: DSC Meeting (05/11/07) including presentation markups.

**Needham
Downtown Study
Committee Meeting**

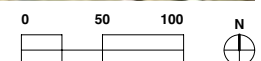
11 May 2007

TOWN COMMON

Needham Town Common

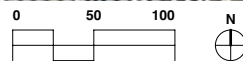


Natick Town Common



TOWN COMMON

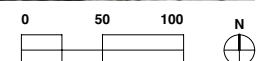
Needham Town Common



Post Office Square, Boston

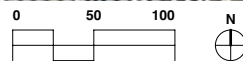


Image © 2007 Sanborn



TOWN COMMON

Needham Town Common

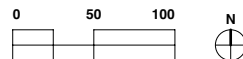


TOWN COMMON

Natick Town Common



Image MassGIS, Commonwealth of Massachusetts EOE

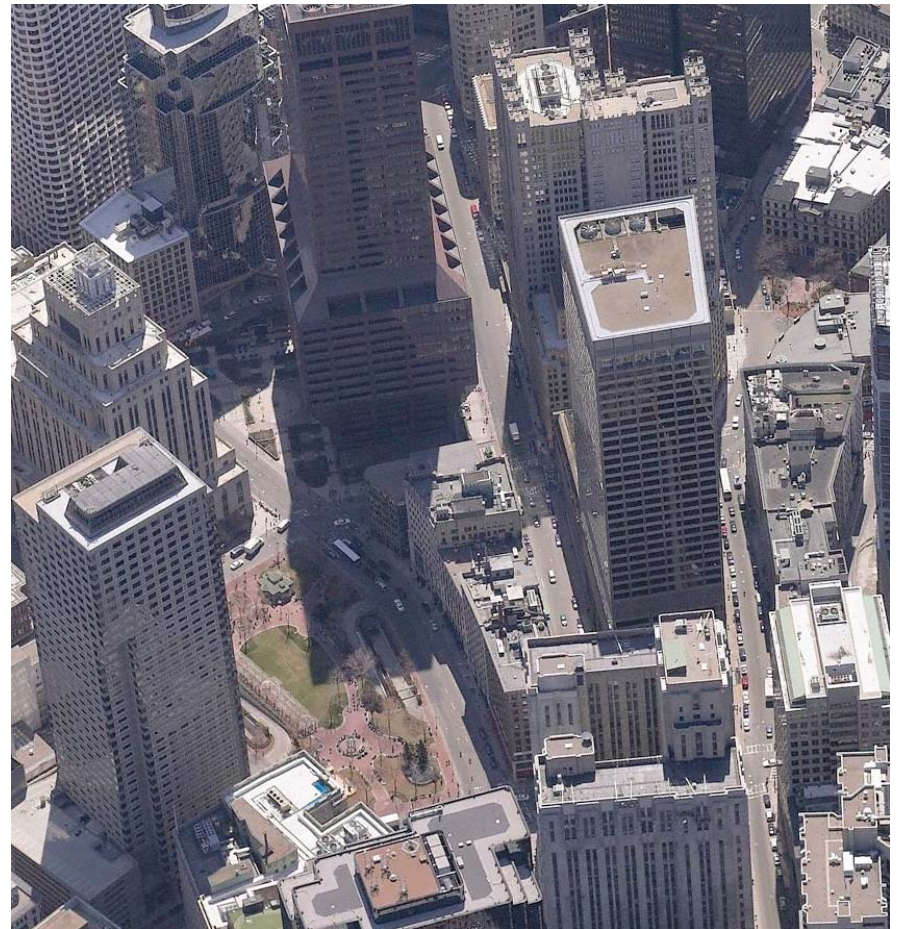
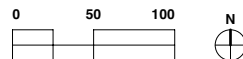


TOWN COMMON

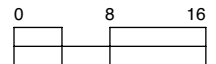
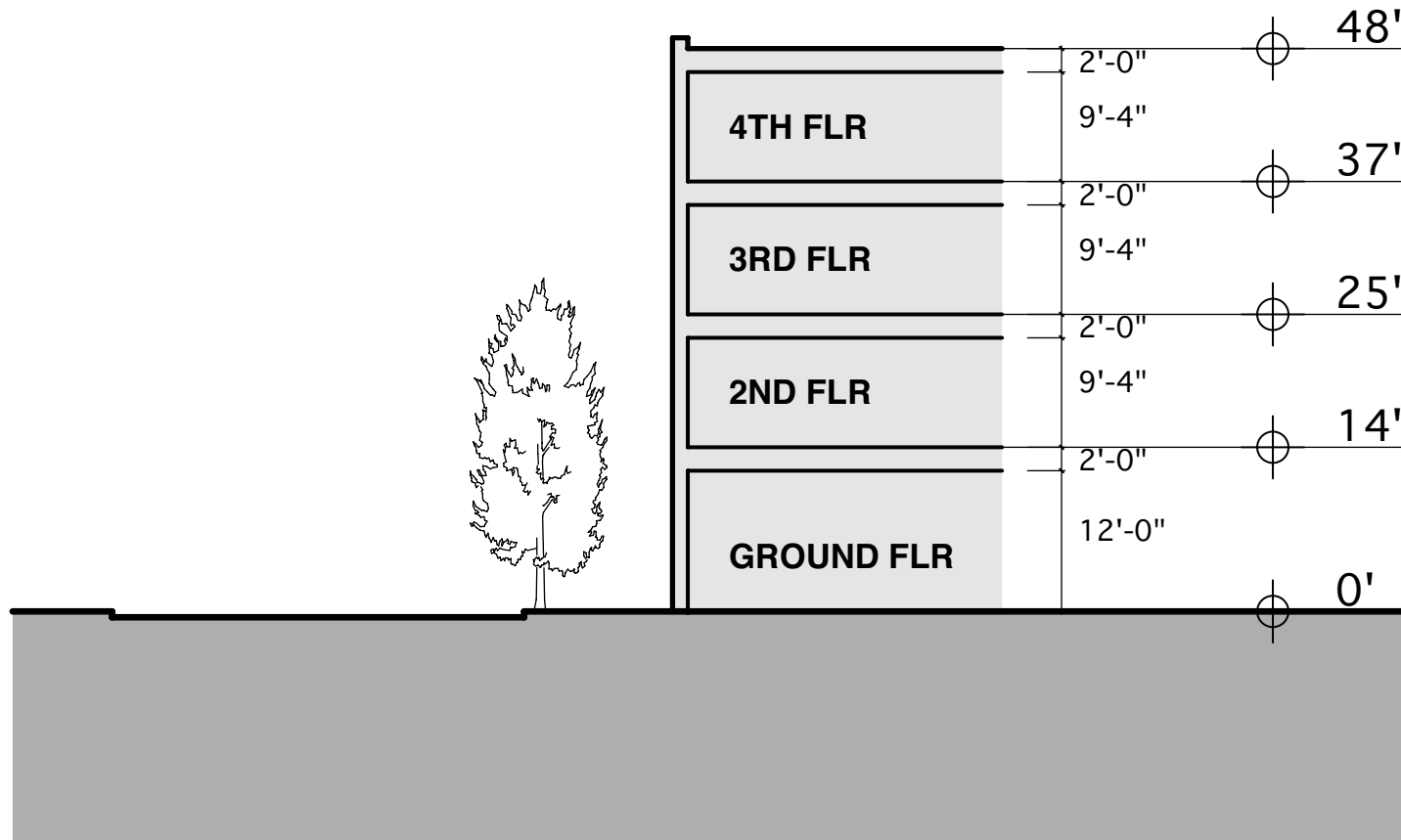
Post Office Square, Boston



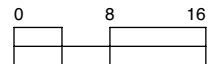
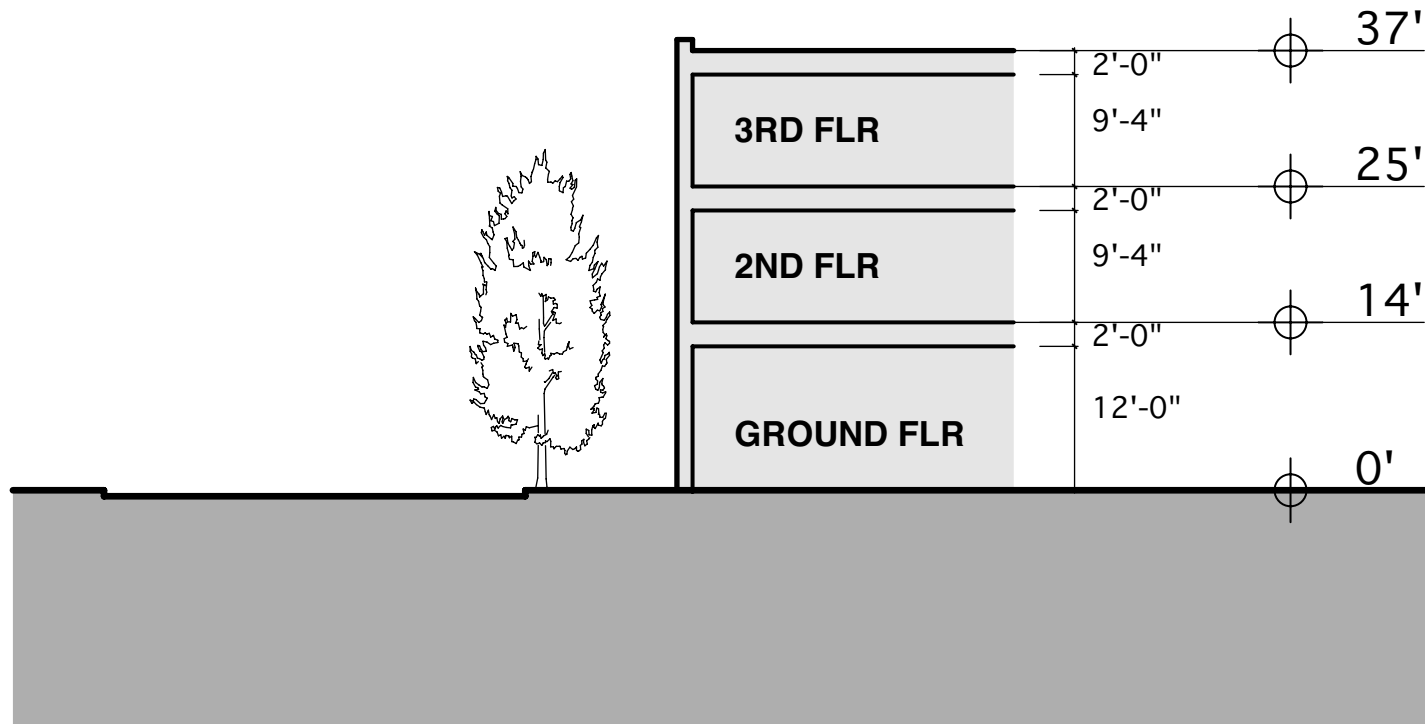
Image © 2007 Sanborn



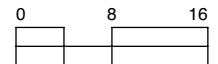
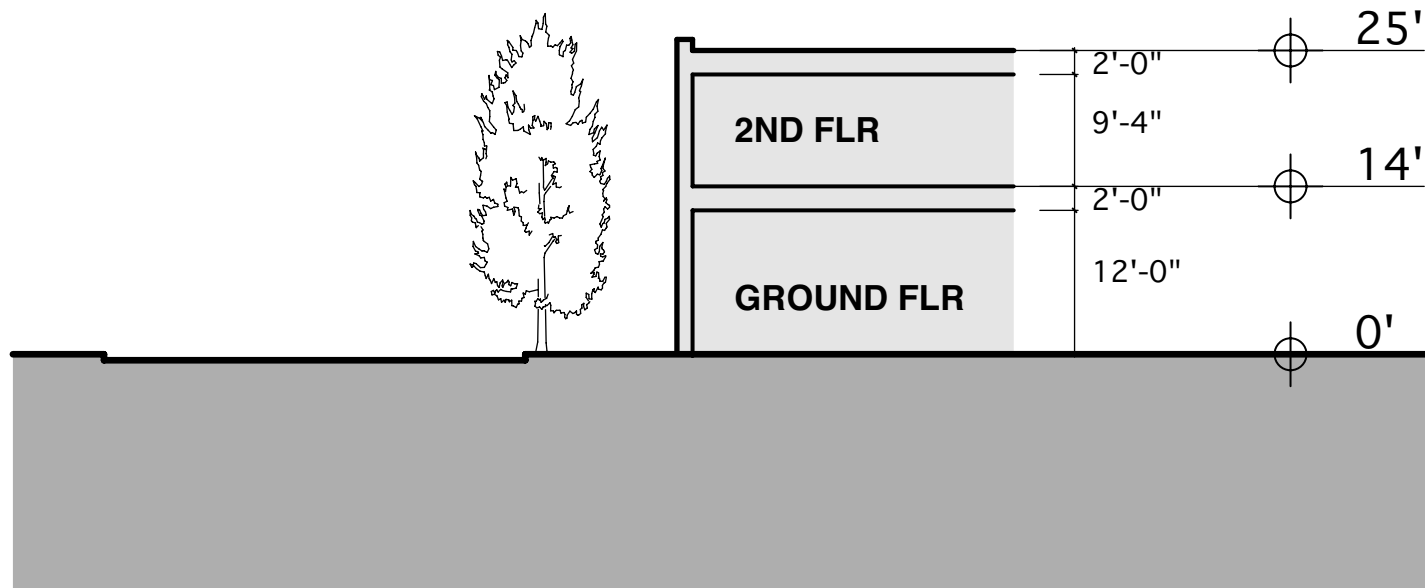
MAXIMUM STORIES / HEIGHT - Typical Building - 4 Stories



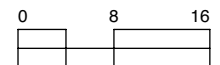
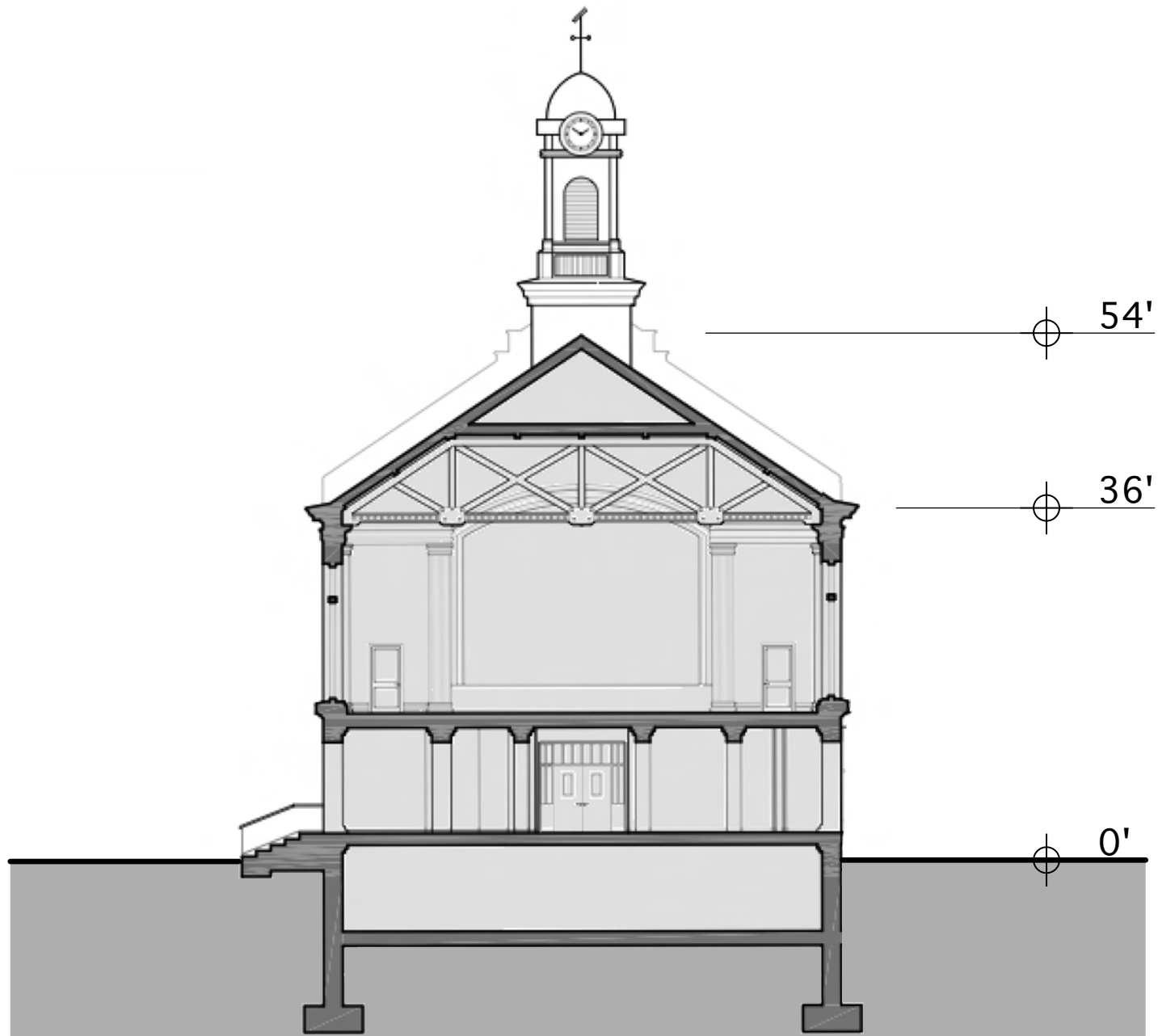
MAXIMUM STORIES / HEIGHT - Typical Building - 3 Stories



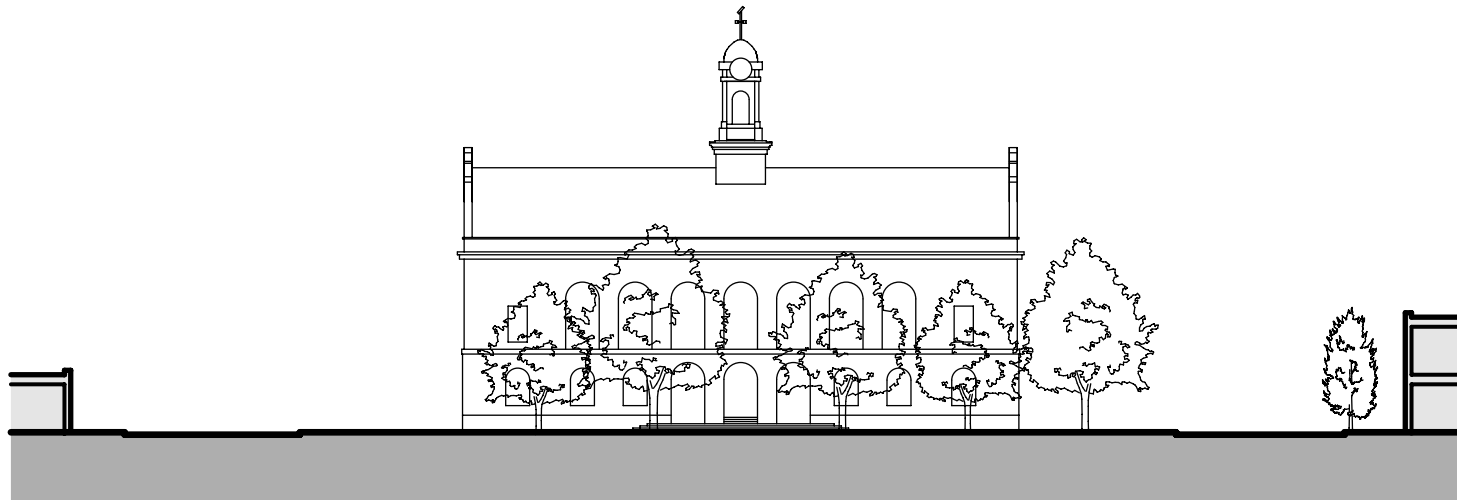
MAXIMUM STORIES / HEIGHT - Typical Building - 2 Stories



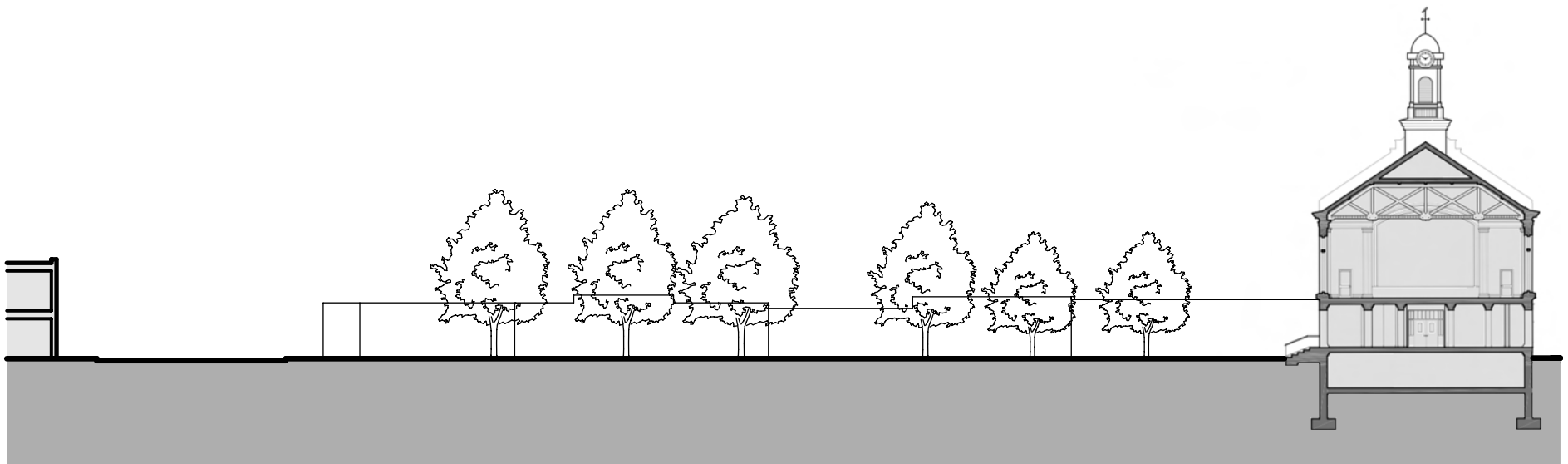
MAXIMUM STORIES / HEIGHT - Town Hall



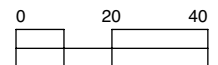
MAXIMUM STORIES / HEIGHT - Town Common Cross Sections



East - West Cross Section Looking North



North - South Cross Section Looking West



MAXIMUM STORIES / HEIGHT - Town Common - Historical



Historical Rendering Circa 1890s

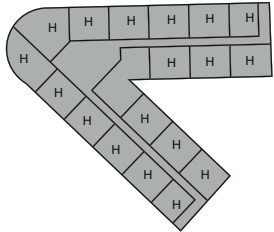
MAXIMUM STORIES / HEIGHT - Town Common - Circa 1900



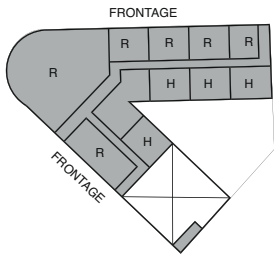
Kingsbury Block, Circa 1900

THEATRE BLOCK - SCENARIO NO. 1 - 2 PARCELS - MIXED USE - HOUSING & RETAIL - 2 STORIES

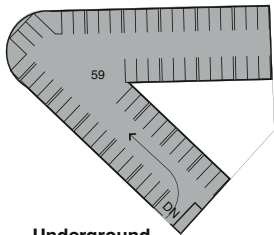
Proposed Project



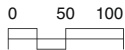
Second Floor



Ground Floor



Underground Parking



Description

- 2nd Floor Housing
- Ground Floor Retail & Housing
- 1 Floor Underground Parking

Lot Size 30,595 SF

Frontage 472 FT
(231 + 241 FT)

Building Size (Gross Square Feet)

Housing (22 Units)	33,510 GSF
Retail	8,953 GSF
Parking	24,560 GSF
Total	67,023 GSF

Off-Street Parking

Below Ground	59
Surface	0
Total	59

Zoning Analysis Red indicates non-compliance with existing zoning

Maximum Lot Coverage

Center Business District N/A
None

Floor Area Ratio (FAR) (Note #1)

• With Underground Parking Garage	2.19
• Without Underground Parking Garage	1.39

Center Business District Maximum - 1.00

Height

Center Business District 2 Stories / 25 FT
Maximum - 2 1/2 Stories / 35 FT

Setbacks

Front Setback 0 FT

Center Business District Minimum - 3 FT

Side Setback N/A

Center Business District (Note #2) None

Rear Setback N/A

Center Business District (Note #2) None

Off-Street Parking 1 Space per 720 GSF (59 Spaces)

Center Business District

• Housing (Note #3) 1.5 Spaces per Unit (33 Spaces)

• Retail 1 Space per 300 GSF (30 Spaces)

• **Mixed Use Total** **63 Spaces**

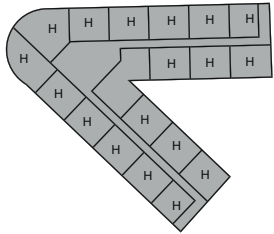
Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

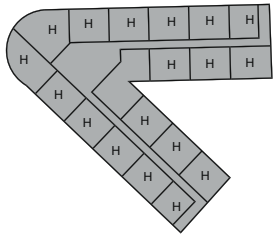
Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

THEATRE BLOCK - SCENARIO NO. 2 - 2 PARCELS - MIXED USE - HOUSING & RETAIL - 3 STORIES

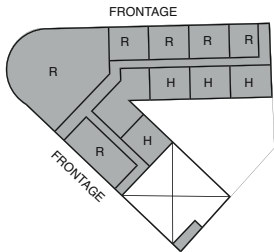
Proposed Project



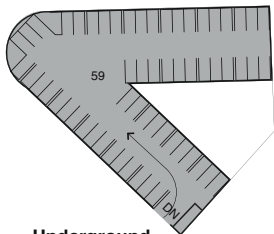
Third Floor



Second Floor



Ground Floor



Underground Parking

Description

- 2nd & 3rd Floors Housing
- Ground Floor Retail & Housing
- 1 Floor Underground Parking

Lot Size 30,595 SF

Frontage 472 FT
(231 + 241 FT)

Building Size (Gross Square Feet)

Housing (40 Units)	58,067 GSF
Retail	8,953 GSF
Parking	24,560 GSF
Total	91,580 GSF

Off-Street Parking

Below Ground	59
Surface	0
Total	59

Zoning Analysis Red indicates non-compliance with existing zoning

Maximum Lot Coverage	N/A
Center Business District	None

Floor Area Ratio (FAR) (Note #1)	
• With Underground Parking Garage	2.99
• Without Underground Parking Garage	2.19

Center Business District	Maximum - 1.00
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Height (Assumes Gable Roof)	3 Stories / 37 FT
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Center Business District	Maximum - 2 1/2 Stories / 35 FT
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Setbacks	
Front Setback	0 FT

Center Business District	Minimum - 3 FT
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Side Setback	N/A
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Center Business District	None
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Rear Setback	N/A
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Center Business District	None
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Off-Street Parking	1 Space per 1,136 GSF (59 Spaces)
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Center Business District	
• Housing (Note #3)	1.5 Spaces per Unit (60 Spaces)
• Retail	1 Space per 300 GSF (30 Spaces)
• Mixed Use Total	90 Spaces

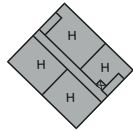
Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

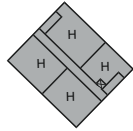
Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

THEATRE BLOCK - SCENARIO NO. 3 - 1 PARCEL - MIXED USE - HOUSING & RETAIL - 4 STORIES

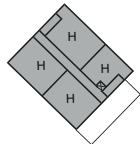
Proposed Project



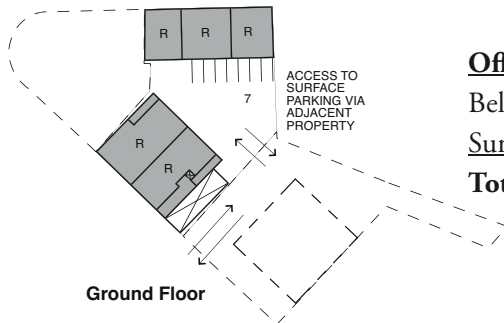
Fourth Floor



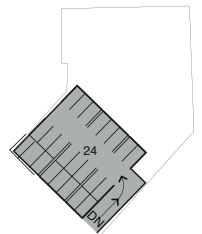
Third Floor



Second Floor



Ground Floor



Underground Parking

Description

- 2nd Floor Housing
- Ground Floor Retail & Housing
- 1 Floor Underground Parking

Lot Size 20,060 SF

Frontage 216 FT
(111 + 105 FT)

Building Size (Gross Square Feet)

Housing (12 Units)	19,108 GSF
Retail	9,980 GSF
Parking	7,824 GSF
Total	36,912 GSF

Off-Street Parking

Below Ground	24
Surface	7
Total	31

Zoning Analysis Red indicates non-compliance with existing zoning

Maximum Lot Coverage

Center Business District

N/A

None

Floor Area Ratio (FAR) (Note #1)

• With Underground Parking Garage	1.84
• Without Underground Parking Garage	1.45

Center Business District

Maximum - 1.00

Height

4 Stories / 48 FT

Center Business District

Maximum - 2 1/2 Stories / 35 FT

Setbacks

Front Setback

0 FT

Center Business District

Minimum - 3 FT

Side Setback

N/A

Center Business District (Note #2)

None

Rear Setback

N/A

Center Business District (Note #2)

None

Off-Street Parking

1 Space per 938 GSF (31 Spaces)

Center Business District

- Housing (Note #3) 1.5 Spaces per Unit (18 Spaces)
- Retail 1 Space per 300 GSF (33 Spaces)
- **Mixed Use Total** **51 Spaces**

Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

THEATRE BLOCK - SCENARIO NO. 4 - 1 PARCEL - MIXED USE - HOUSING & RETAIL - 3 STORIES

Proposed Project

Description

- 2nd Floor Housing
- Ground Floor Retail & Housing
- 1 Floor Underground Parking

Lot Size 20,060 SF

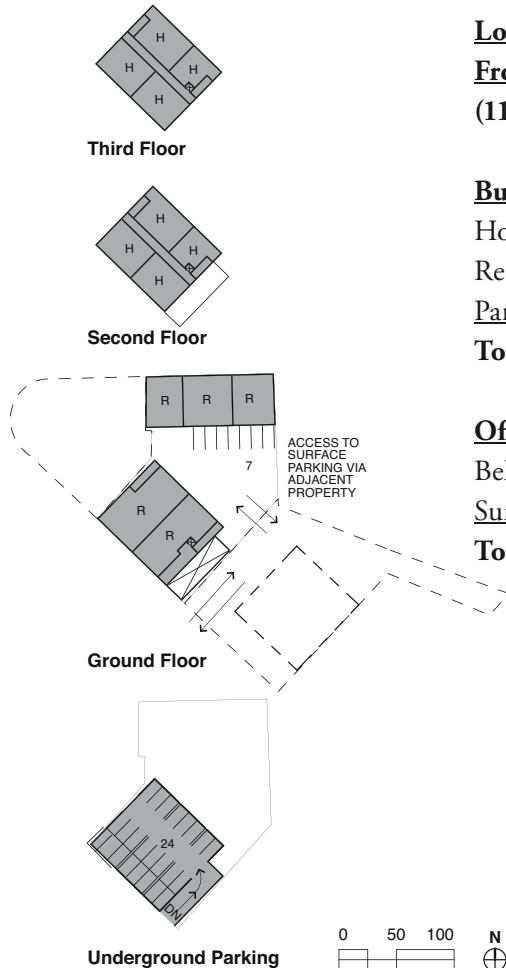
Frontage 216 FT
(111 + 105 FT)

Building Size (Gross Square Feet)

Housing (8 Units)	13,091 GSF
Retail	9,980 GSF
Parking	7,824 GSF
Total	30,895 GSF

Off-Street Parking

Below Ground	24
Surface	7
Total	31



Zoning Analysis Red indicates non-compliance with existing zoning

Maximum Lot Coverage

Center Business District

N/A

None

Floor Area Ratio (FAR) (Note #1)

• With Underground Parking Garage	1.54
• Without Underground Parking Garage	1.15

Center Business District

Maximum - 1.00

Height

3 Stories / 37° FT

Center Business District

Maximum - 2 1/2 Stories / 35 FT

Setbacks

Front Setback

0 FT

Center Business District

Minimum - 3 FT

Side Setback

N/A

Center Business District (Note #2)

None

Rear Setback

N/A

Center Business District (Note #2)

None

Off-Street Parking

1 Space per 744 GSF (31 Spaces)

Center Business District

- Housing (Note #3) 1.5 Spaces per Unit (12 Spaces)
- Retail 1 Space per 300 GSF (33 Spaces)
- **Mixed Use Total** **45 Spaces**

Note #1 - Planning Board may issue special permit to exempt floor area of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

TRAFFIC - Throughways



**Town of
Needham
Massachusetts
Through Ways**

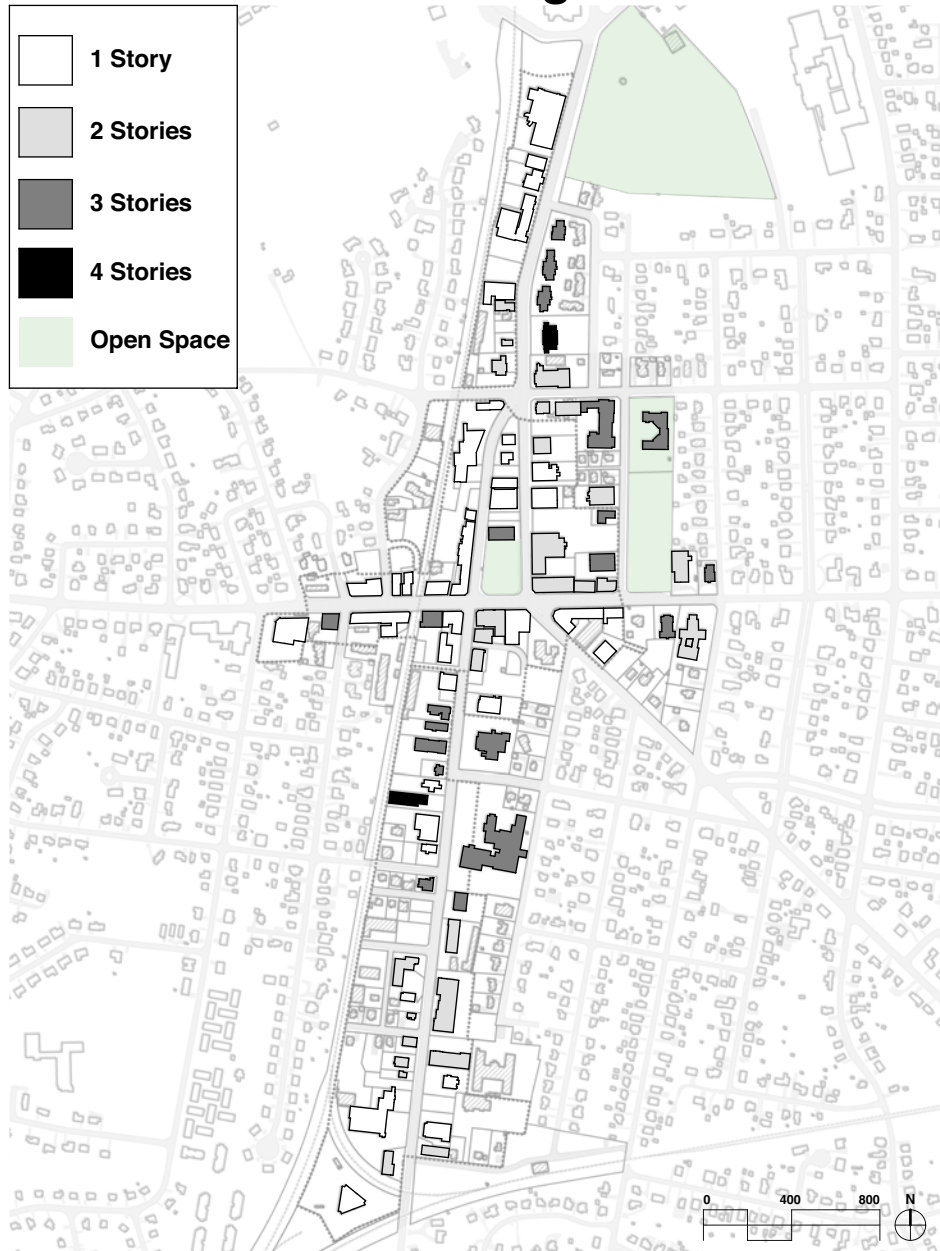
Scale
1" = 1000'

Anthony L. Del Gallo, P.E. Town Engineer
Revised - July, 2002

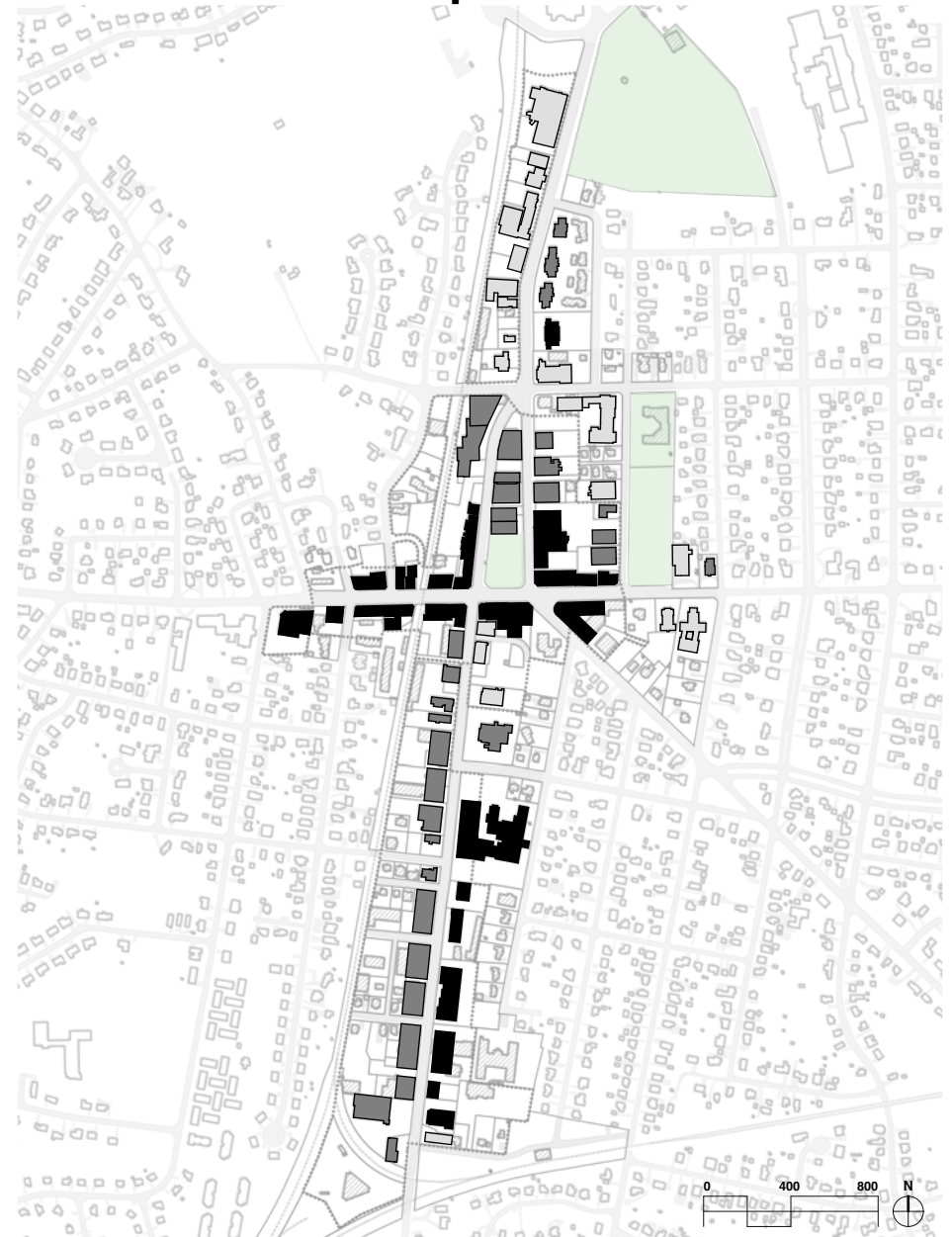


MASSING PLAN - Density

Existing

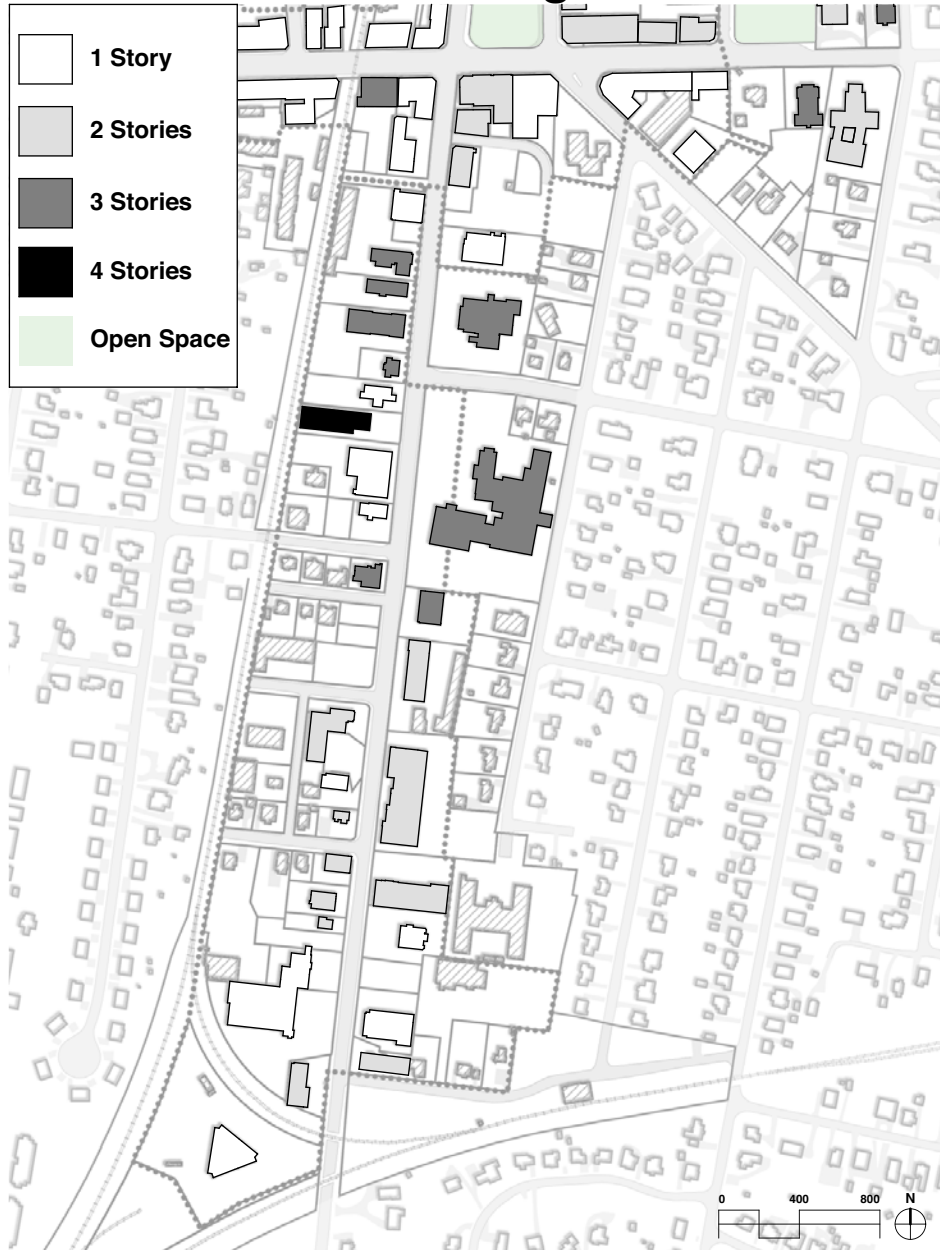


Proposed



MASSING PLAN - Density Chestnut St Business District

Existing

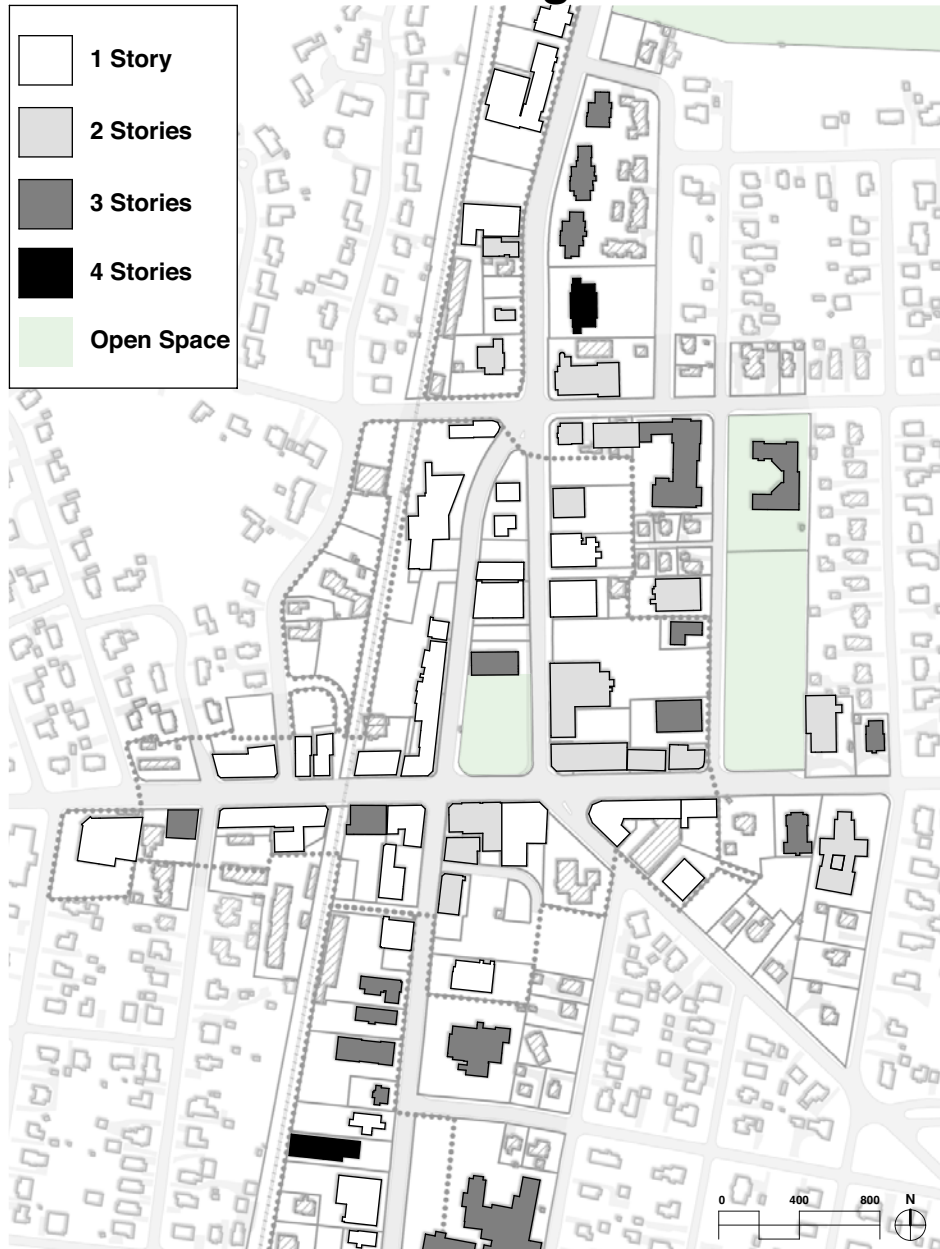


Proposed

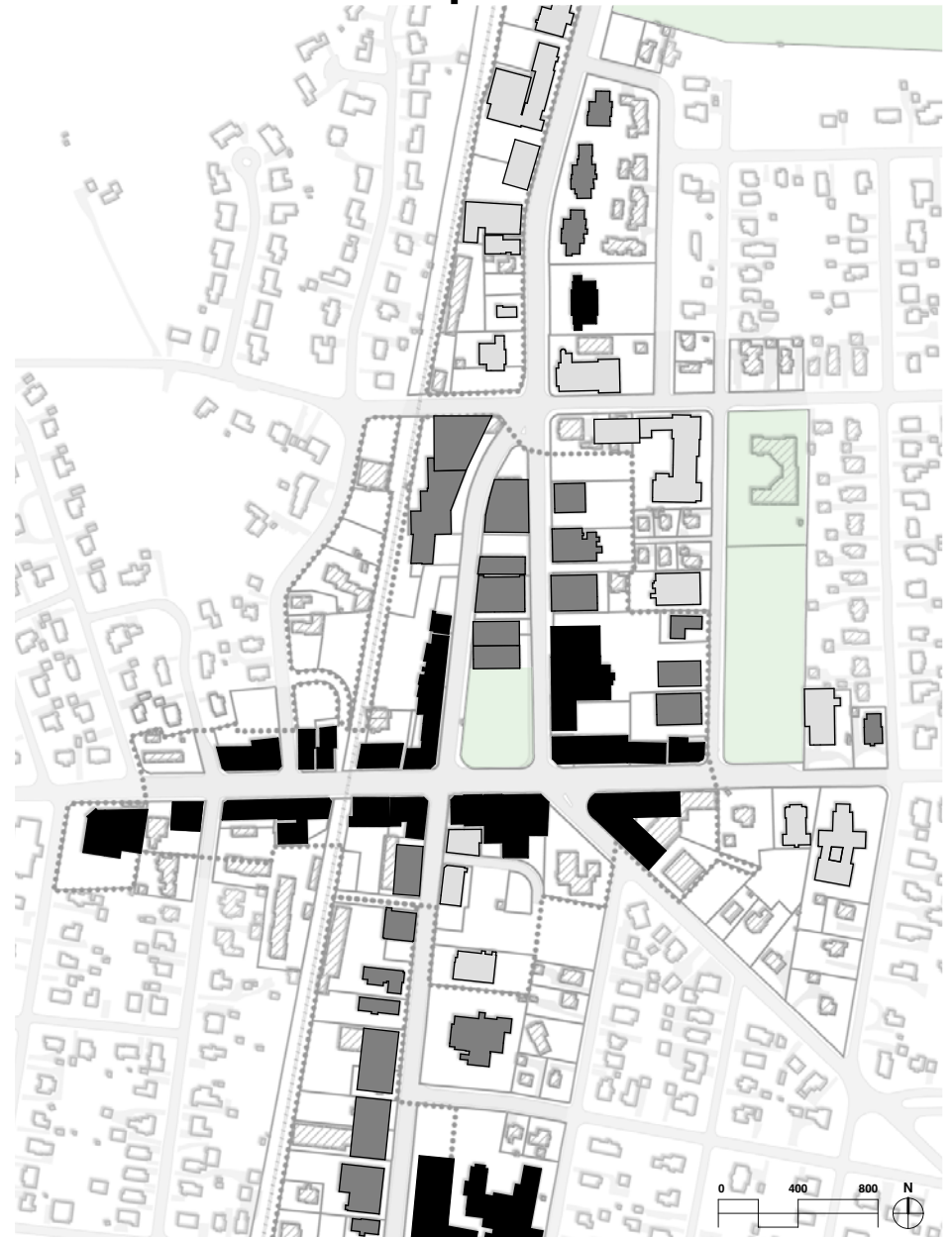


MASSING PLAN - Density Center Business District

Existing

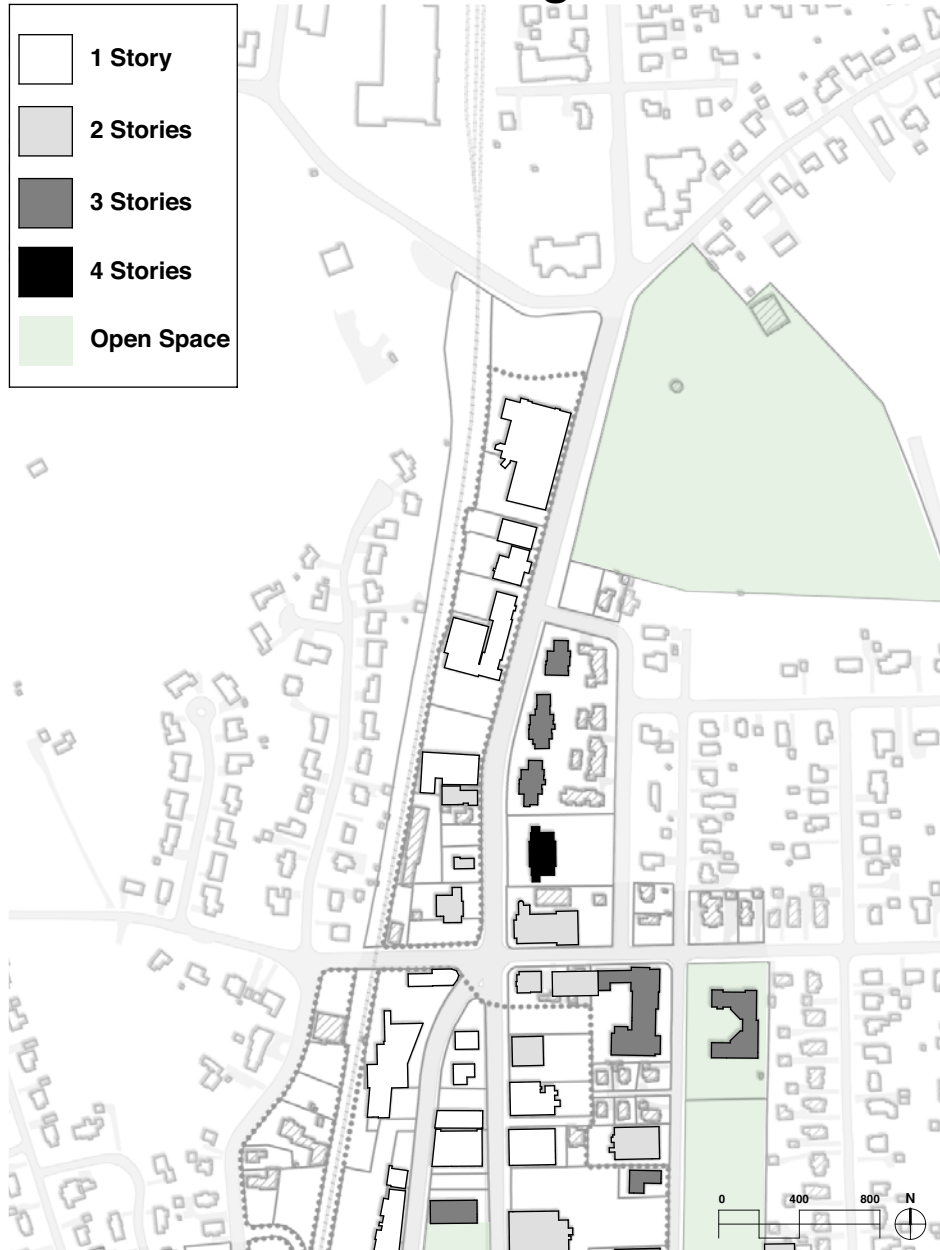


Proposed



MASSING PLAN - Density **Highland Ave Business District**

Existing



Proposed



POTENTIAL DEVELOPMENT



1 Story



2 Stories



3 Stories



4 Stories



Open Space



Areas of Potential Development



Streetscape / Infrastructure Improvements



Pedestrian Link

POTENTIAL DEVELOPMENT Highland Ave Business District

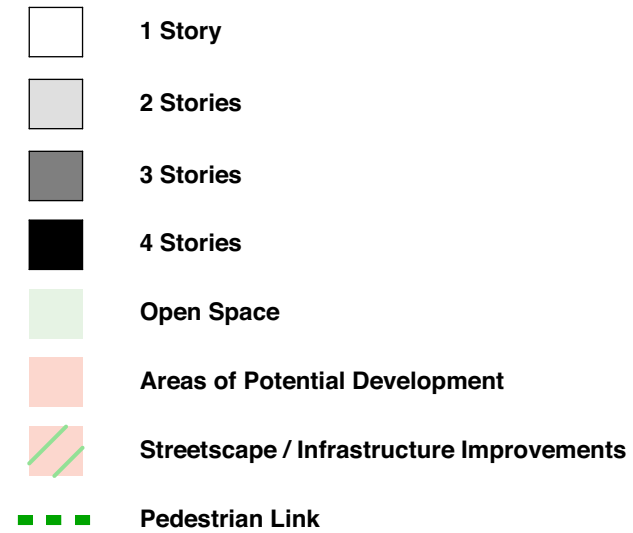
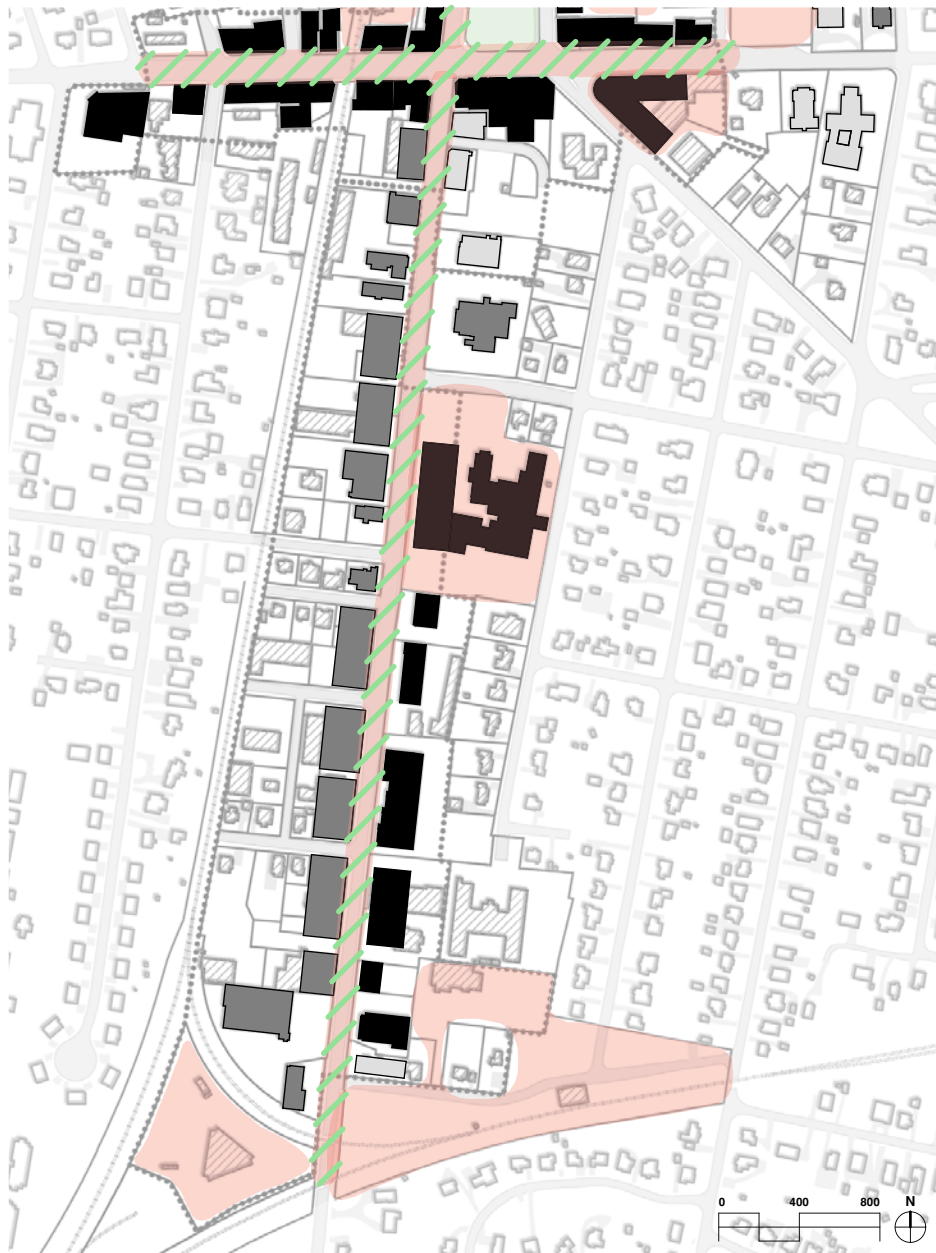


- 1 Story
- 2 Stories
- 3 Stories
- 4 Stories
- Open Space
- Areas of Potential Development
- Streetscape / Infrastructure Improvements
- Pedestrian Link

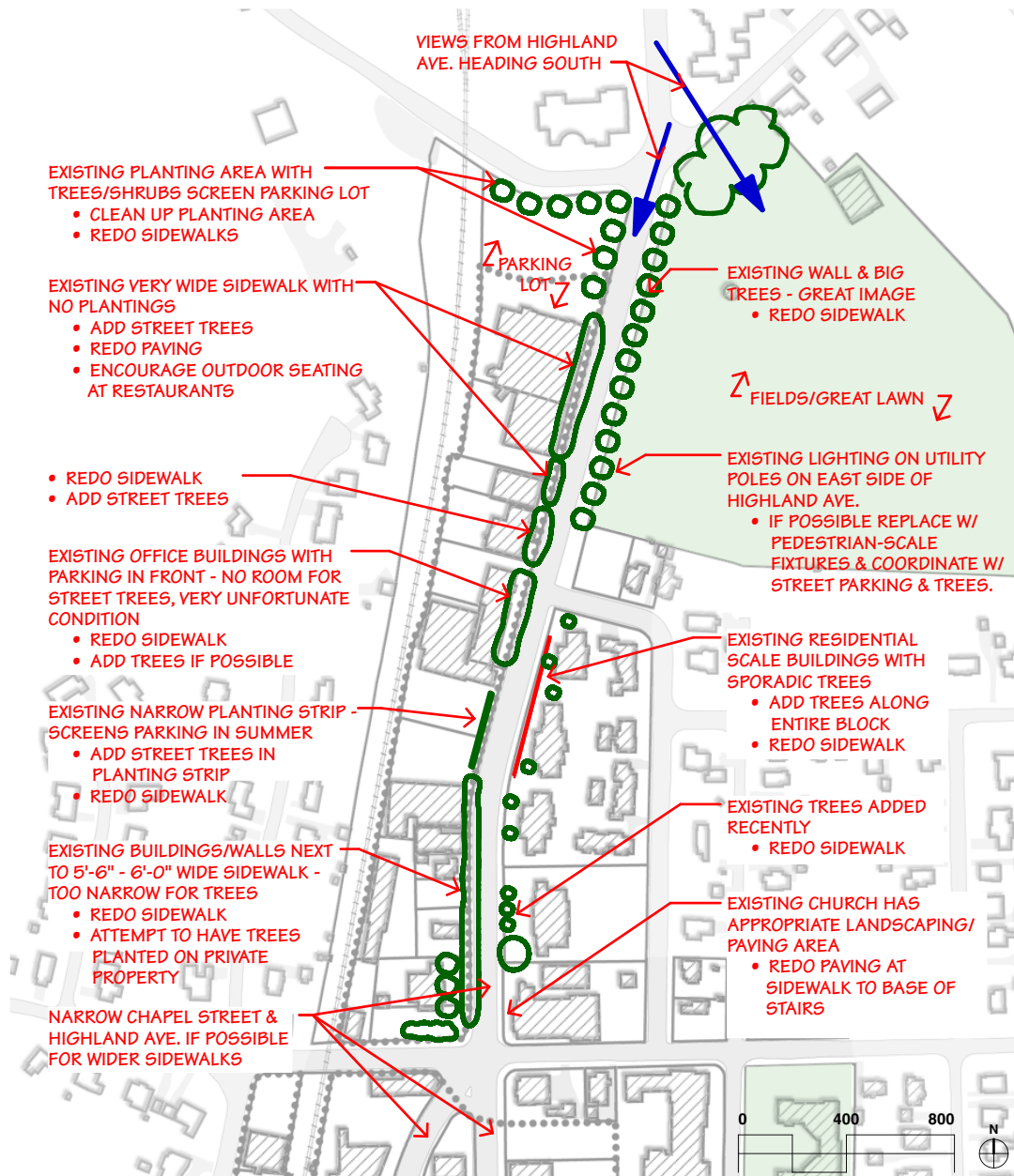
POTENTIAL DEVELOPMENT Center Business District



POTENTIAL DEVELOPMENT Chestnut St Business District











STREETSCAPE - Improvements Highland Ave



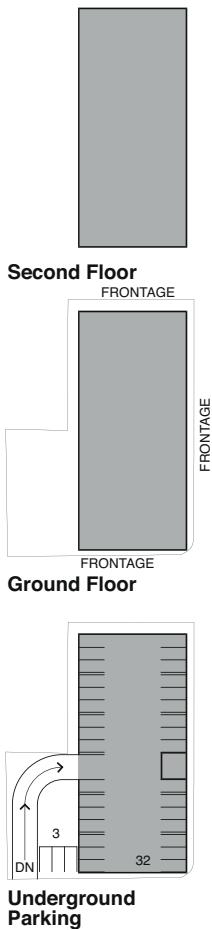
Conceptual Development Plan

Alternative Development Scenarios

Roadway Infrastructure	
Highland Avenue	
1 	Develop streetscape for Highland Ave as Boulevard leading into Downtown.
Junction Station	
2	Parking Structure for displaced spaces at Needham Heights YMCA/MBTA/VFW Joint Venture
Chestnut Street	
3 	Hypothetical Development - West Side – Housing and Office or Medical Related Use - 2 stories (Mixed Use and Singular Use Alternatives)
4 	Hypothetical Development - West Side – Housing and Office or Medical Related Use - 3 stories (Mixed Use and Singular Use Alternatives)
5 	Hypothetical Development - East Side - Office or Medical Related Use - 2 stories
6 	Hypothetical Development - East Side - Office or Medical Related Use - 3 stories
Theatre Block	
7 	Mixed Use Development
Chapel St - Mixed Use	
8	MBTA / Town / Private Sector
Chapel St - Parking	
9	Surface Parking
10	Parking Structure
Walgreen's Parking Lot	
11	Consolidation / Improvements
12 	Mixed Use Development
 Pedestrian Link	
13	Center Station to Greene's Field
Needham Service Center (Gas Station at Highland / Chapel / May)	
14	***Future Consideration***

CHESTNUT STREET - SCENARIO NO. 1 - OFFICE OR MEDICAL - 2 STORIES

Proposed Project



Description	
<ul style="list-style-type: none"> • 2 Floors Offices or Medical Related Services • 1 Floor Underground Parking 	
Lot Size	25,633 SF
Frontage	450 FT
(101 + 202 + 147 FT)	
Building Size (Gross Square Feet)	
Offices	33,530 GSF
Parking	16,765 GSF
Total	50,295 GSF
Off-Street Parking	
Below Ground	32
Surface	3
Total	35

Zoning Analysis Red indicates non-compliance with existing zoning	
Maximum Lot Coverage	
Chestnut St Business District	N/A None
Floor Area Ratio (FAR) (Note #1)	
• With Underground Parking Garage	1.96
• Without Underground Parking Garage	1.31
Chestnut St Business District	Maximum - 0.70
Height (Assumes Gable Roof)	
Chestnut St Business District	2 Stories / 35 FT Maximum - 2 1/2 Stories / 35 FT
Setbacks	
Front Setback	0 FT
Chestnut St Business District	Minimum - 20 FT
Side Setback	N/A
Chestnut St Business District (Note #2)	None
Rear Setback	N/A
Chestnut St Business District (Note #2)	None
Off-Street Parking 1 Space per 958 GSF (35 Spaces)	
Chestnut St Business District	
• Medical, Dental & Related Health Services	1 Space per 200 GSF (168 Spaces)
• Offices & Banks	1 Space per 300 GSF (112 Spaces)
Note #1 - Planning Board may issue special permit to exempt floor are of underground parking garage only in the Center Business District.	
Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.	

CHESTNUT STREET - SCENARIO NO. 2 - OFFICE OR MEDICAL - 3 STORIES

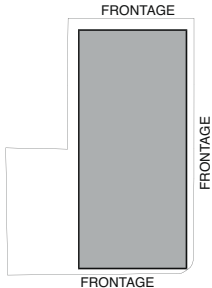
Proposed Project



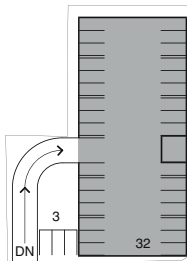
Third Floor



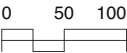
Second Floor



Ground Floor



Underground Parking



Description

- 3 Floors Offices or Medical Related Services
- 1 Floor Underground Parking

Lot Size 25,633 SF

Frontage 450 FT

(101 + 202 + 147 FT)

Building Size (Gross Square Feet)

Offices 50,295 GSF

Parking 16,765 GSF

Total 67,060 GSF

Off-Street Parking

Below Ground 32

Surface 3

Total 35

Zoning Analysis Red indicates non-compliance with existing zoning

Maximum Lot Coverage

Chestnut St Business District

N/A

None

Floor Area Ratio (FAR) (Note #1)

- With Underground Parking Garage

2.62

- Without Underground Parking Garage

1.96

Chestnut St Business District

Maximum - 0.70

Height (Assumes Gable Roof)

3 Stories / 48 FT

Chestnut St Business District

Maximum - 2 1/2 Stories / 35 FT

Setbacks

Front Setback

0 FT

Chestnut St Business District

Minimum - 20 FT

Side Setback

N/A

Chestnut St Business District (Note #2)

None

Rear Setback

N/A

Chestnut St Business District (Note #2)

None

Off-Street Parking

1 Space per 1,437 GSF (35 Spaces)

Chestnut St Business District

- Medical, Dental & Related

Health Services

1 Space per 200 GSF (168 Spaces)

- Offices & Banks

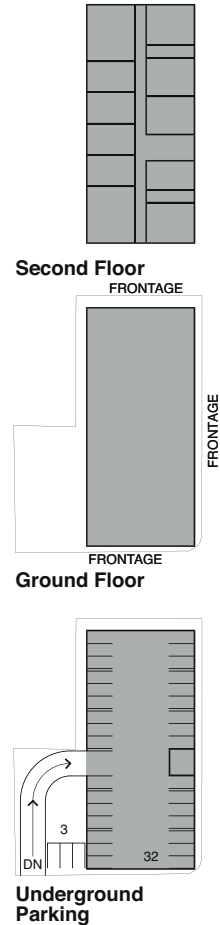
1 Space per 300 GSF (112 Spaces)

Note #1 - Planning Board may issue special permit to exempt floor are of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

CHESTNUT STREET - SCENARIO NO. 3 - MIXED USE -HOUSING WITH OFFICE OR MEDICAL - 2 STORIES

Proposed Project



Description

- 2nd Floor Housing (11 Units)
- Ground Floor Office or Medical Related Services
- 1 Floor Underground Parking

Lot Size 25,633 SF

Frontage 450 FT
(101 + 202 + 147 FT)

Building Size (Gross Square Feet)

Housing	16,765 GSF
Offices	16,765 GSF
Parking	16,765 GSF
Total	50,295 GSF

Off-Street Parking

Below Ground	32
Surface	3
Total	35

Zoning Analysis Red indicates non-compliance with existing zoning

Maximum Lot Coverage

Chestnut St Business District N/A
None

Floor Area Ratio (FAR) (Note #1)

• With Underground Parking Garage	1.96
• Without Underground Parking Garage	1.31

Chestnut St Business District Maximum - 0.70

Height (Assumes Gable Roof)

2 Stories / 35 FT

Chestnut St Business District Maximum - 2 1/2 Stories / 35 FT
& No More Than 2 Occupied Stories

Setbacks

Front Setback *0 FT*

Chestnut St Business District Minimum - 20 FT

Side Setback N/A

Chestnut St Business District (Note #2) None

Rear Setback N/A

Chestnut St Business District (Note #2) None

Off-Street Parking 1 Space per 958 GSF (35 Spaces)

Chestnut St Business District

• Housing (Note #3) 1.5 Spaces per Unit (17 Spaces)

• Medical, Dental & Related

Health Services 1 Space per 200 GSF (84 Spaces)

• Offices & Banks 1 Space per 300 GSF (56 Spaces)

• **Mixed Use Total** **101 (Housing & Medical) or 73 (Housing & Office)**

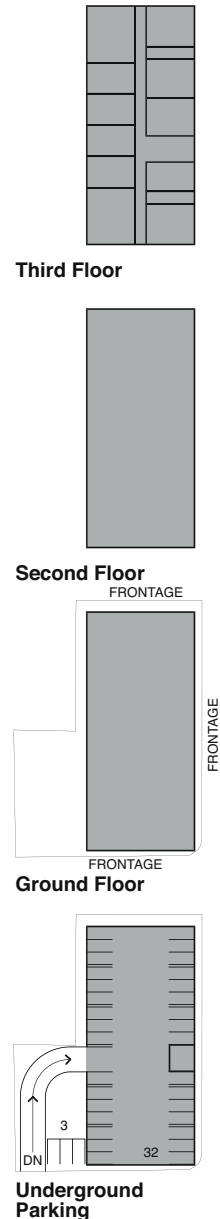
Note #1 - Planning Board may issue special permit to exempt floor are of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

CHESTNUT STREET - SCENARIO NO. 4 - MIXED USE -HOUSING WITH OFFICE OR MEDICAL - 3 STORIES

Proposed Project



Description

- 3rd Floor Housing (11 Units)
- Ground & 2nd Floors Office or Medical Related Services
- 1 Floor Underground Parking

Lot Size 25,633 SF
Frontage 450 FT
 (101 + 202 + 147 FT)

Building Size (Gross Square Feet)

Housing 16,765 GSF
 Offices 33,530 GSF
 Parking 16,765 GSF
Total 67,060 GSF

Off-Street Parking

Below Ground 32
 Surface 3
Total 35

Zoning Analysis **Red indicates non-compliance with existing zoning**

Maximum Lot Coverage

Chestnut St Business District N/A
 None

Floor Area Ratio (FAR) (Note #1)

• With Underground Parking Garage 2.62
 • Without Underground Parking Garage 1.96

Chestnut St Business District Maximum - 0.70

Height (Assumes Gable Roof)

3 Stories / 48 FT

Chestnut St Business District Maximum - 2 1/2 Stories / 35 FT
 & No More Than 2 Occupied Stories

Setbacks

Front Setback 0 FT

Chestnut St Business District Minimum - 20 FT

Side Setback N/A

Chestnut St Business District (Note #2) None

Rear Setback N/A

Chestnut St Business District (Note #2) None

Off-Street Parking

1 Space per 1,437 GSF (35 Spaces)

Chestnut St Business District

• Housing (Note #3) 1.5 Spaces per Unit (17 Spaces)

• Medical, Dental & Related Health Services 1 Space per 200 GSF (168 Spaces)

• Offices & Banks 1 Space per 300 GSF (112 Spaces)

• **Mixed Use Total** 185 (Housing & Medical) or 129 (Housing & Office)

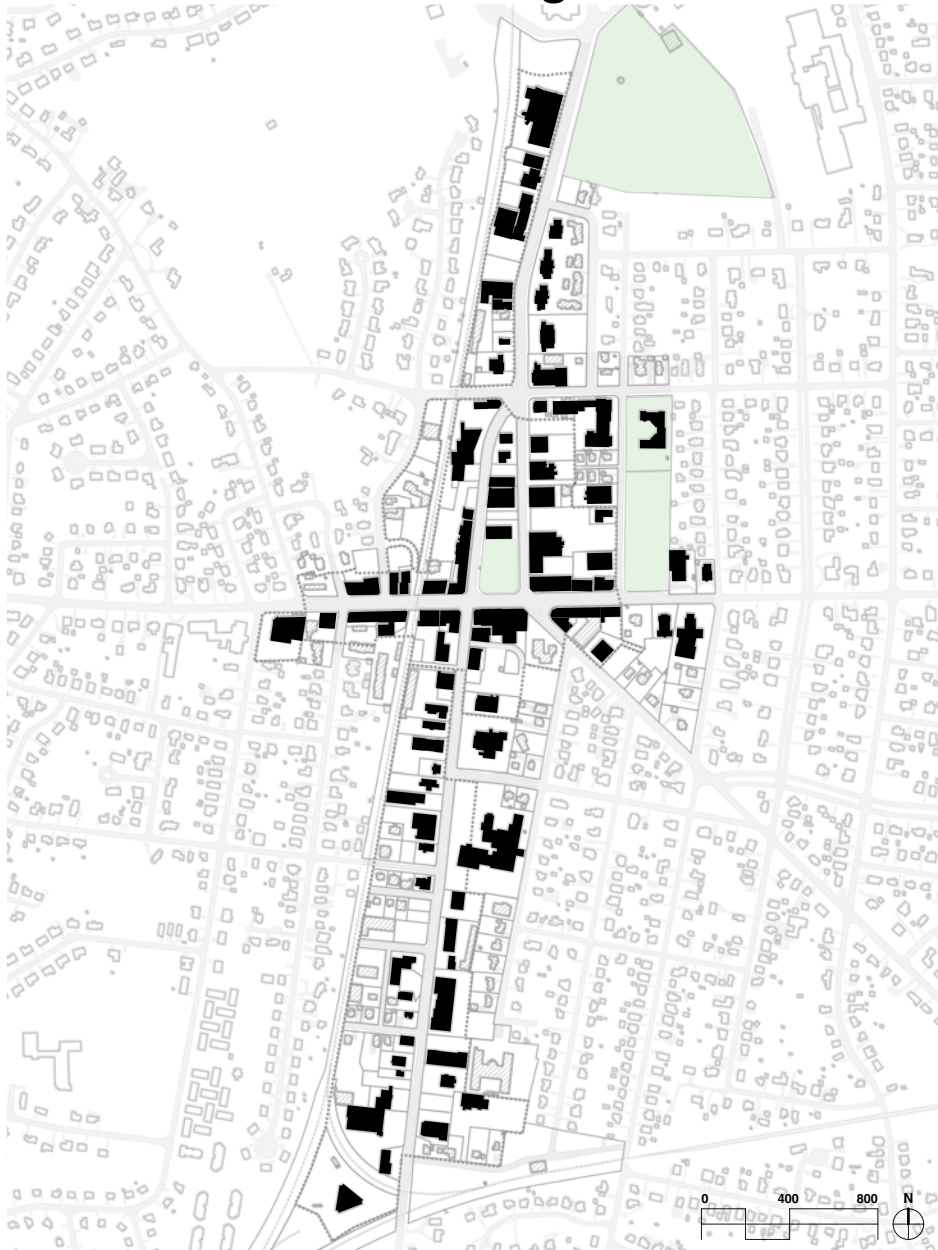
Note #1 - Planning Board may issue special permit to exempt floor are of underground parking garage only in the Center Business District.

Note #2 - Minimum Side and Rear Setbacks only where lot adjoins a residential district.

Note #3 - Parking for multi-family is not specified. Assuming a requirement of 1.5 spaces per Unit

MASSING PLAN - Concept

Existing



Proposed

